

Route 28 Corridor Plan

Implementation

Five Implementation Strategies Considered:

- Creating a new Planned Development District(s)
- Amending existing Planned Development Zoning District(s)
- Developing Use Patterns as an alternative development option within specific zoning districts
- Developing a Planned Development Overlay Zone(s), and/or
- Creating a Form-Based Code for the corridor.

Implementation strategies:

Evaluated on 4 criteria:

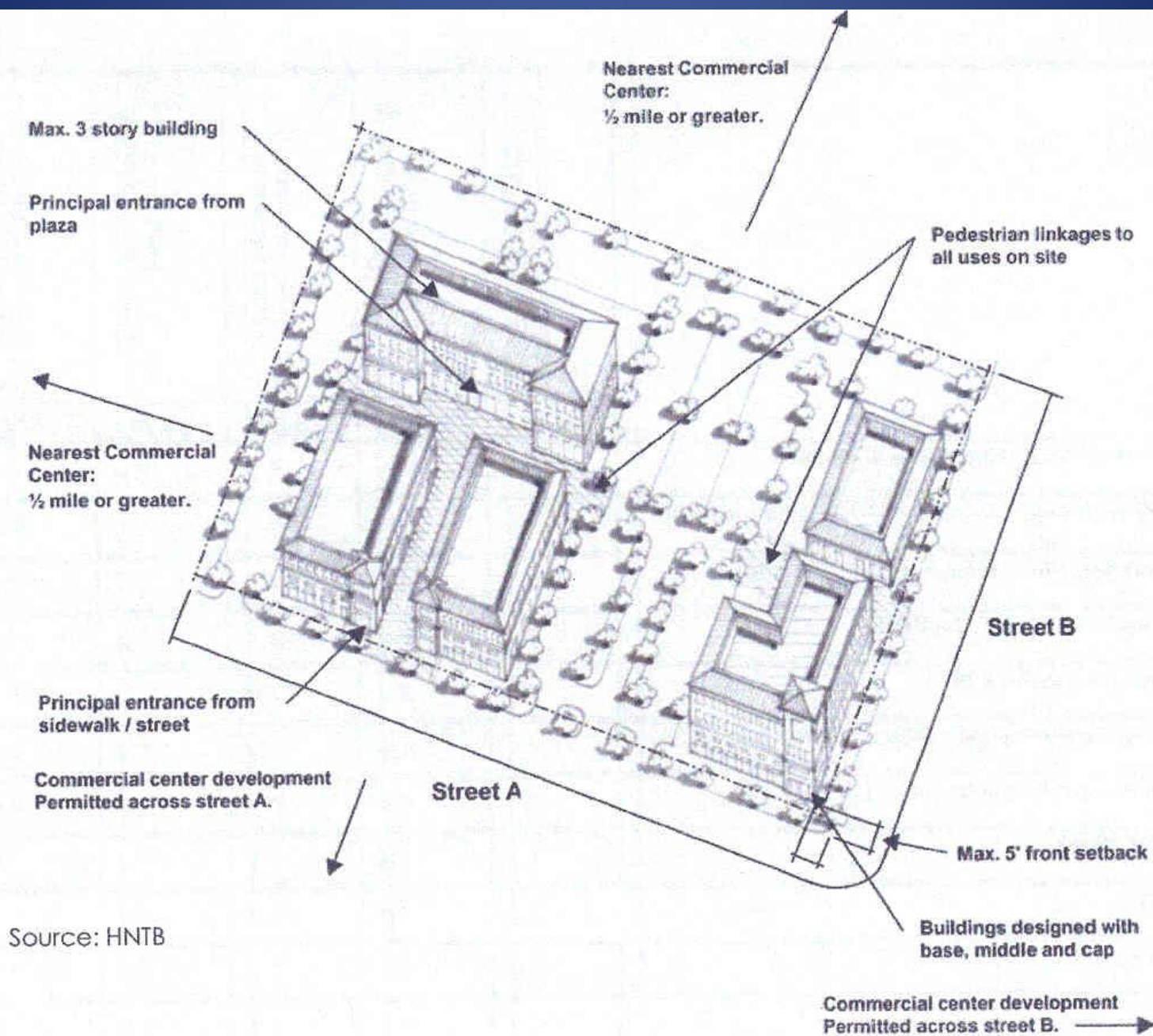
- Streamlined Process
- Flexibility
- Resources Necessary to develop
- Time Considerations

Recommendations

- Develop Use Patterns for Office Cluster, Office, and Flex.
- Develop a new Planned Development Zoning District(s) along with a Use Pattern for Mixed-Use Office Center.

Use Patterns

- Specific land use activities and design regulation standards developed for each Use Pattern
- Amend PD-OP, PD-RDP, and PD-IP Zoning Districts to permit Use Patterns as a second by-right option
- Property owners can maintain their conventional zoning district regulations
- Coordinated Review Committee established to administratively review and ensure consistency with the Use Pattern design controls and standards.



Mixed Use Office Center

- New Planned Development Zoning District(s) established to implement the Mixed-Use Office Center policies
- Requires property owners to rezone to the new Planned Development Zoning District
- Use Pattern could be established to provide use controls and design regulation standards for these mixed-use developments.